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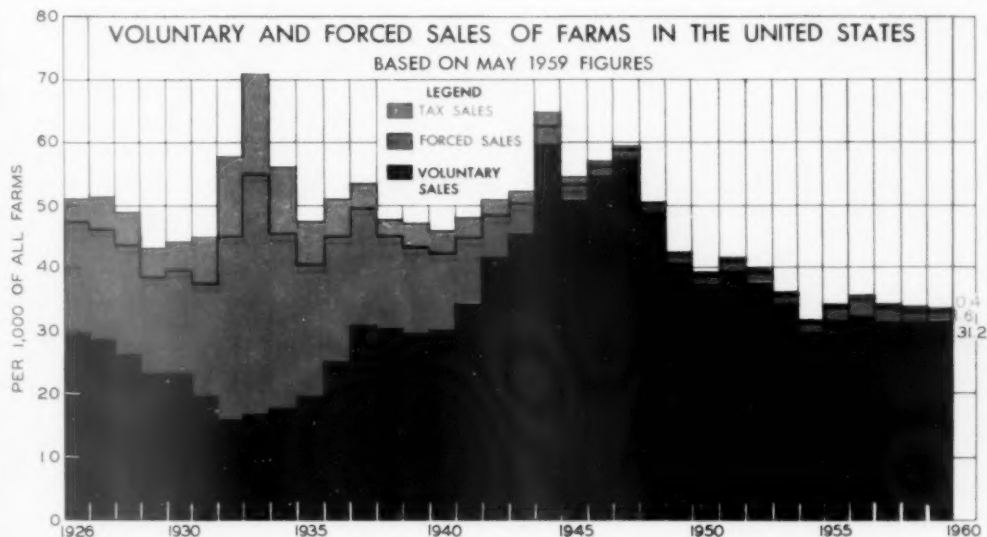
Real Estate Economists, Appraisers and Counselors

FARM REAL ESTATE ACTIVITY UNCHANGED

THE chart below shows that voluntary transfers of farms in the year ending March 15, 1959, remained relatively unchanged at 31.2 transfers per 1,000 of all farms compared to 31.1 a year ago. The total number of estimated voluntary transfers declined slightly, but the rate remained unchanged because there has been a decline in the total number of farms. Foreclosures ran 1.6 per 1,000 farms, changing slightly from 1.7 a year ago. Tax sales of farms were down to 0.4 per 1,000 of all farms from 0.7 for last year.

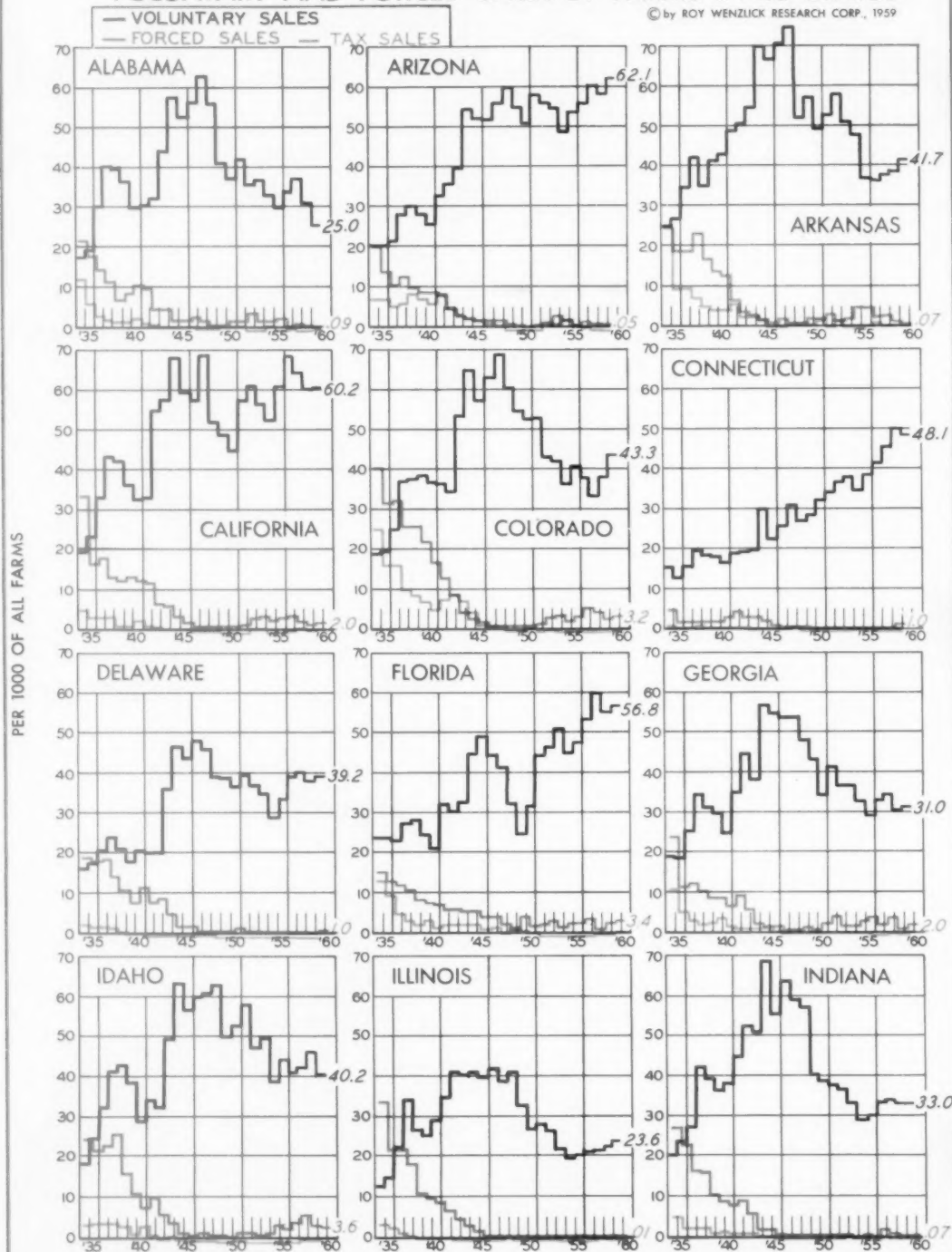
While the rate of about 30 voluntary transfers per year for each 1,000 of all farms which has been established for the last 7 years is much lower than the peak of 60 voluntary transfers per 1,000 of all farms reached in 1944, it is higher than the lows of 16 voluntary transfers per 1,000 reached during 1932 and 1933. It should be remembered that 1944-47 was the postwar period in which a great deal of delayed buying and selling took place.

(cont. on page 266)



VOLUNTARY AND FORCED SALES OF FARMS IN 48 STATES

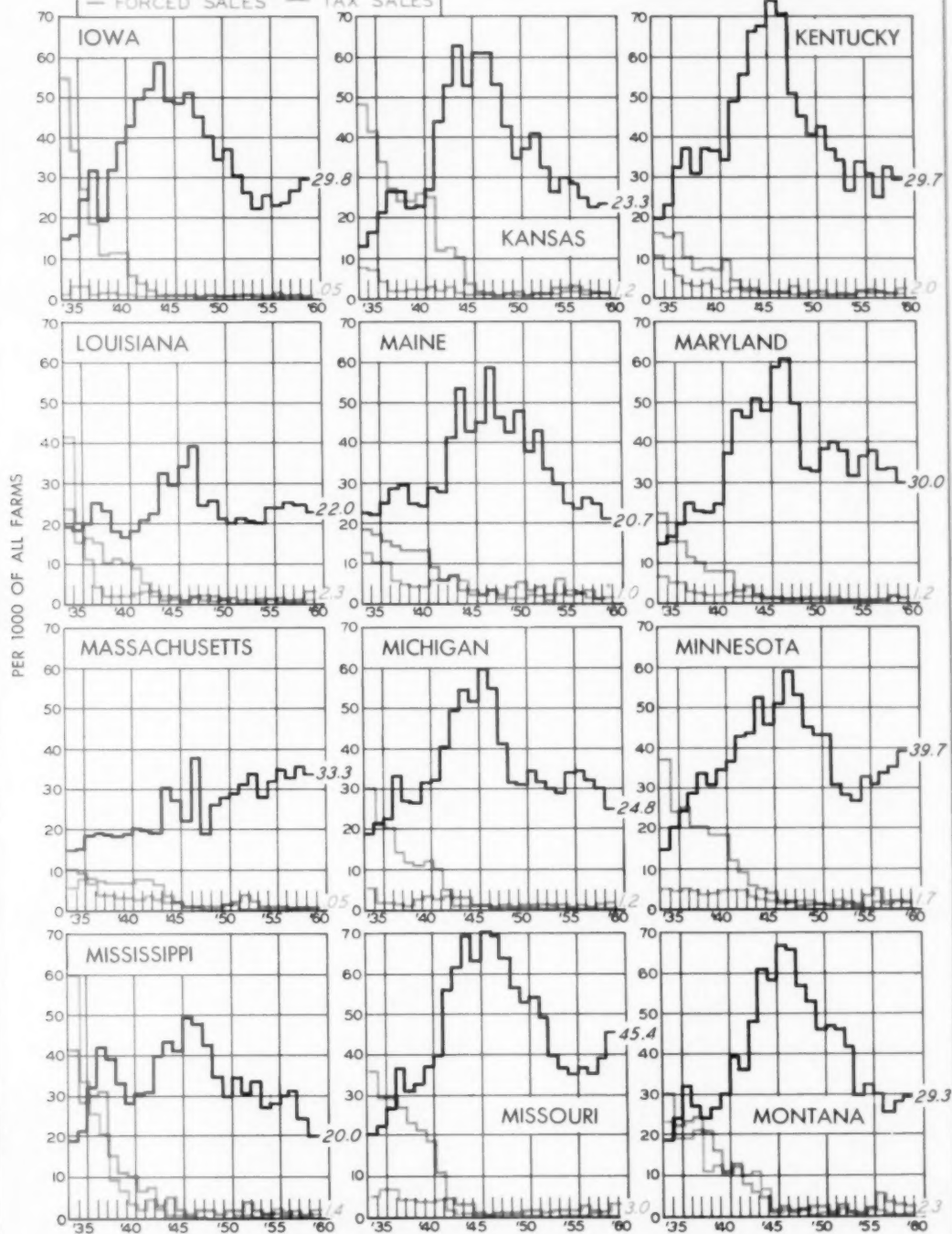
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VOLUNTARY AND FORCED SALES OF FARMS IN 48 STATES

— VOLUNTARY SALES
— FORCED SALES — TAX SALES

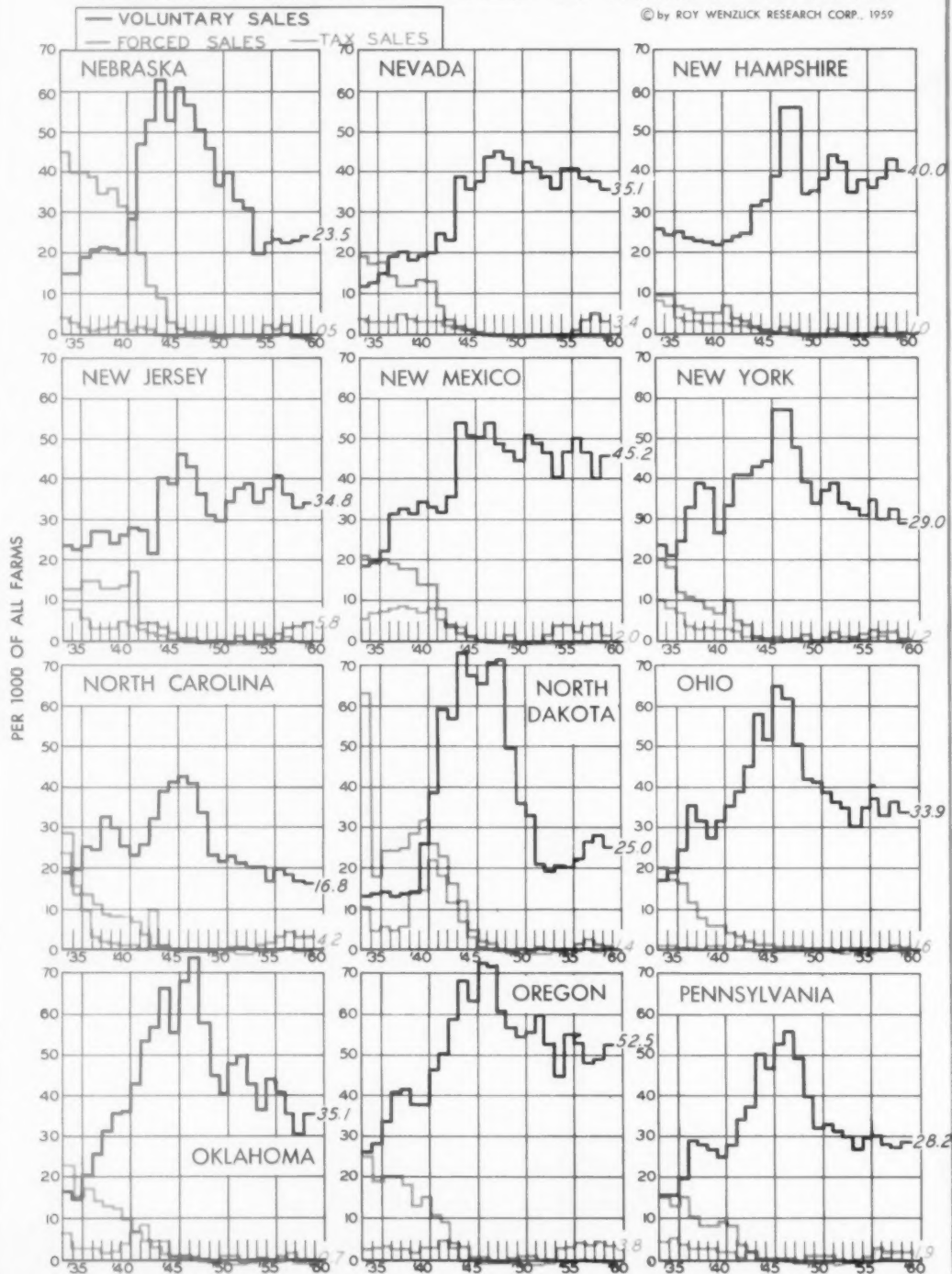
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* NONE REPORTED

VOLUNTARY AND FORCED SALES OF FARMS IN 48 STATES

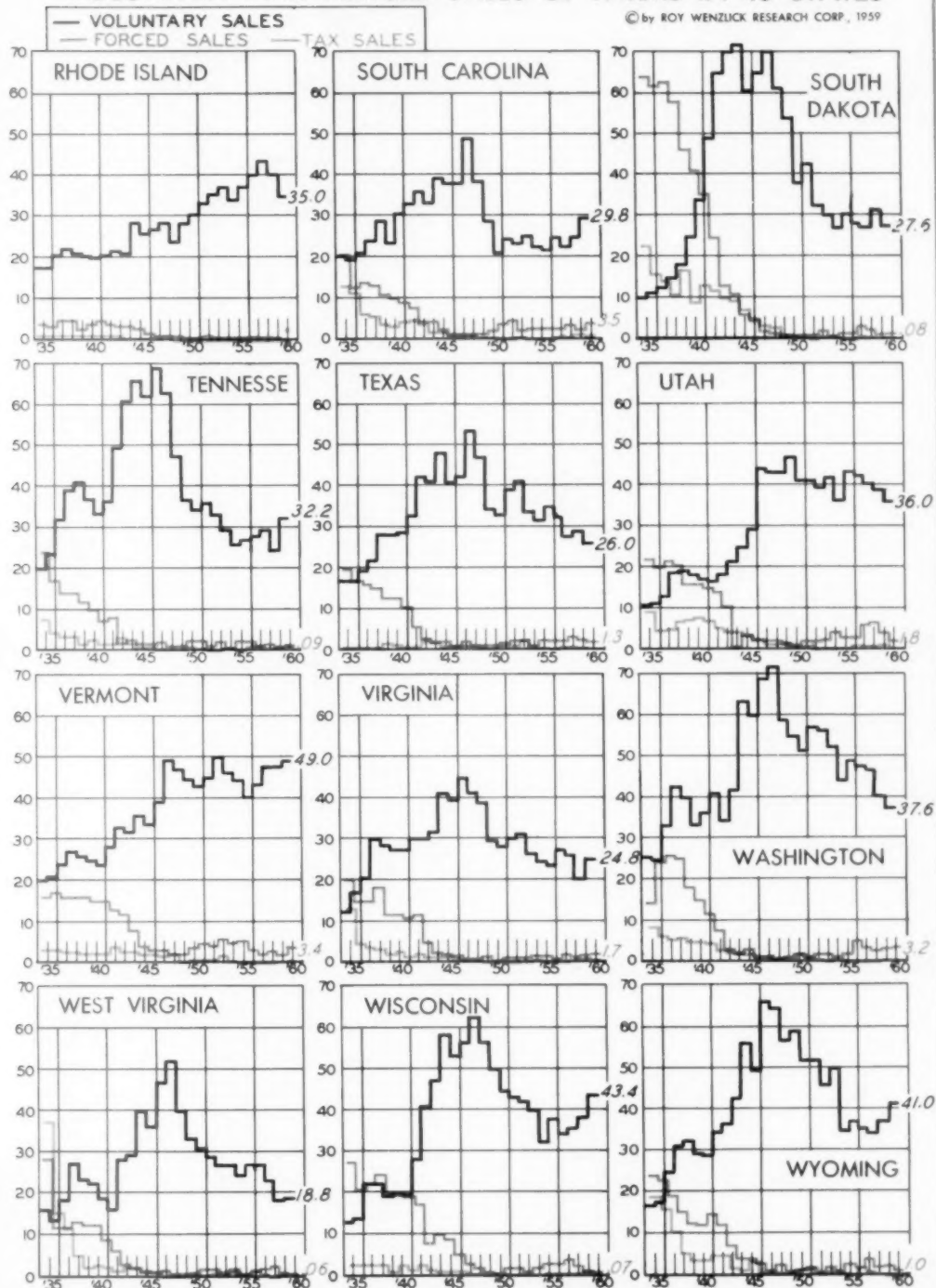
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VOLUNTARY AND FORCED SALES OF FARMS IN 48 STATES

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PER 1000 OF ALL FARMS



* NONE REPORTED

(cont. from page 261)

The charts on the following pages show the changes in farm real estate activity by States from 1934 to the present. The blue line on each chart represents the number of voluntary sales, the red line the number of forced sales, and the green line the number of tax sales. All figures are expressed as the number of sales per 1,000 farms. A study of the State-by-State figures will disclose the following percentage increases and decreases in voluntary sales in various regions from 1958 to 1959.

<u>Region</u>	<u>Change</u>	<u>Region</u>	<u>Change</u>
Corn Belt	+5%	Southeast	-1%
Lake States	+5	Southern Plains	-2
Mountain	+3	Delta States	-3
Appalachian	0	Northern Plains	-3
Pacific	0	Northeast	-5

About 6,600 distress transfers occurred during the year ending March 15, 1959. A year earlier the number was about 7,200. Foreclosures were lower in the Northeast, Lake States, Southern Plains, Northern Plains, Mountain, and Pacific States. They were higher in the Appalachian, Southeast, Corn Belt, and Delta States.

Tax sales fell to 0.4 per 1,000 farms. They have remained below a rate of 1 per 1,000 since 1945. The all-time low rate of 0.3 tax sales per 1,000 was established in 1950 and again in 1952. The record high was 15.3 per 1,000 during 1932.

